

DONIPHAN COUNTY LAND AUCTION

Thursday - March 26th - 10:00 A.M.
Highland Community Center - Highland, KS

75.59+/- ACRES

Legal Description:

**S33, T03, R19E, ACRES 75.59, W 1/2 SE 1/4 Less
Homesite & Less ROW
(Per Doniphan County Appraiser's Office)**

Key Property Features:

- **75.59 taxable acres**
- **Approximately 72.75 acres in crop production (96% tillable)**
- **Overall NCCPI rating of 69.0**
- **Managed with grid sampling and precision agriculture practices**
- **Strong row crop history**
- **Excellent access along 160th Road**

FSA Details:

- **75.48 Farmland Acres - 75.48 DCP Cropland Acres**
- **66.86 Base Acres (Corn 35.16 acres, 31.70 Soybean Acres)**

Anhydrous: Buyer to reimburse tenant at closing for anhydrous and application in preparation for 2026 Spring Planting. (Details on Website)

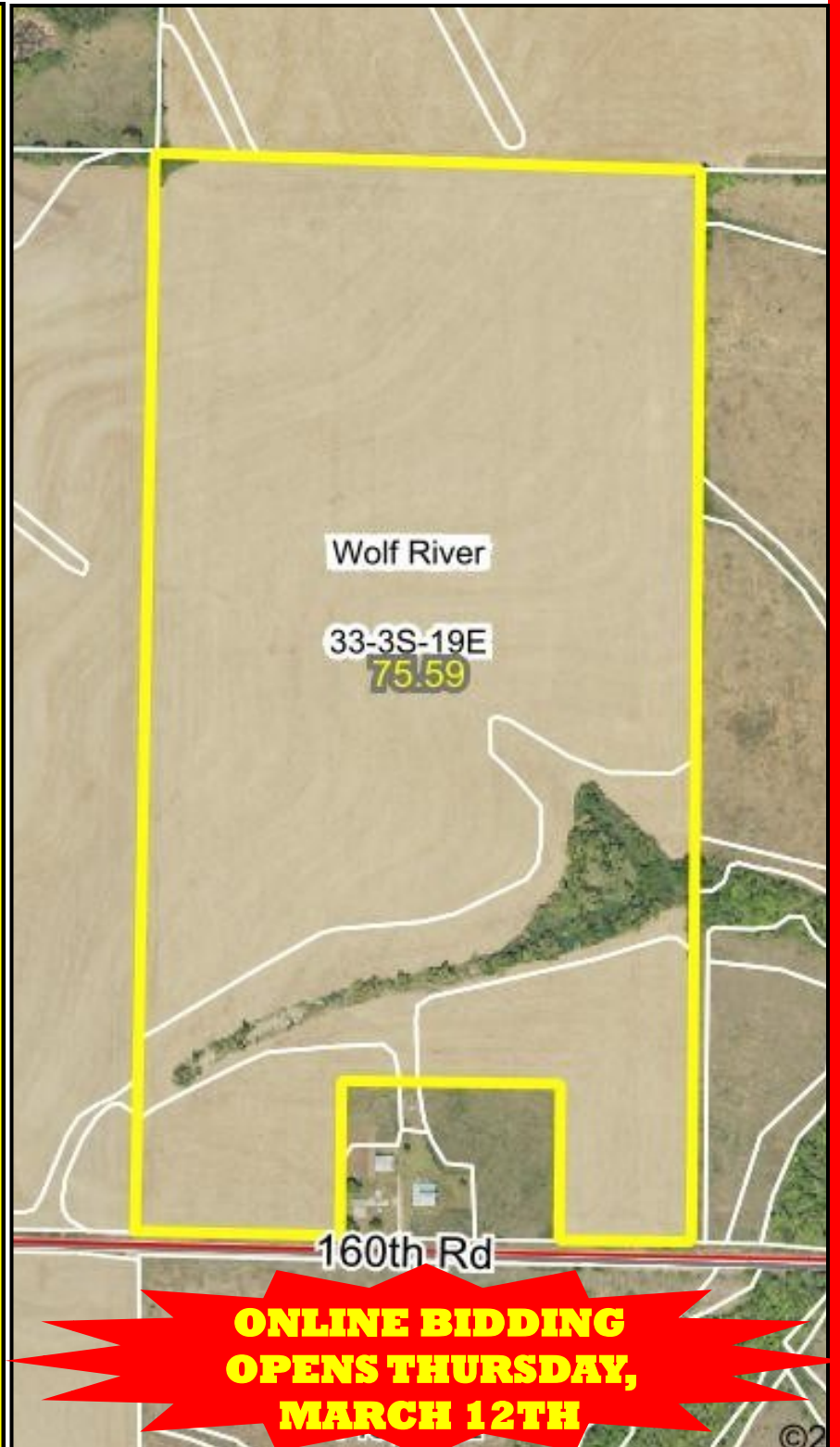
Property Location:

From US-36 & K-120, go south on K-120 until you reach the intersection with K-20 at 160th Road near Denton, KS. (Approximately 9 miles) Continue West on 160th Road for approximately 1.25 miles until you arrive at the property. Property is located on the north side of 160th Road. Watch for Signs!

VISIT WEBSITE FOR FULL DETAILS



**Download Our APP
on your device and get
registered to
BID ONLINE Today!**



Terms & Possession: 10% down day of sale, balance due at closing on or before 4/30/26. Possession at closing. Seller to pay 2025 and prior years property taxes. Buyer pays 2026 and subsequent years property taxes. Title insurance, escrow and closing costs to be split equally between buyer and seller. Sellers mineral interest transfer with the sale. Property to be sold as-is, where-is. All inspections should be made prior to the day of the sale. This is a cash sale and is not subject to financing, have your financing arrangements made prior to auction. Midwest Land and Home is acting as a Seller's Agent and represents the seller's interest. All information has come from reliable sources; however, potential buyers are encouraged to verify all information independently. Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for these sales. Potential purchasers are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are expressly advised to not rely on any representations made by the seller or their agents. Statements made the day of sale take precedence over all other printed materials. Aerials are representations ONLY and not guaranteed to be actual property lines.



SELLER

Inland Business Forms



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www.MidwestLandandHome.com